

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Pre-Existing Special Permit 27B

DATE: October 15, 2002

SCHEDULED PLANNING COMMISSION MEETING:

DATE: October 30, 2002

PROPOSAL: To expand an existing parking lot for a telephone equipment building.

WAIVER REQUEST: None

LAND AREA: 4.348 acres more or less

CONCLUSION: The expanded parking lot meets the design criteria for parking lots and does not encroach on any required yards. The parking lot will be screened according to design standards.

RECOMMENDATION:

Conditional Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 29 I.T. and Lots 1-8, Block 1, Chez Ami Knolls 3rd Addition Replat, located in the NE 1/4 of Section 13-9-6, Lancaster County, Nebraska.

LOCATION: S. 27th Street and Cindy Dr.

APPLICANT: Alltel
1440 "M" St.
Lincoln, NE 68508
(402) 436-4321

OWNER: same as applicant

CONTACT: Jim Bartunek
Alltel
1440 "M" St.
Lincoln, NE 68508
(402) 436-4321

EXISTING ZONING: R-1 Residential

EXISTING LAND USE: Alltel telephone equipment building, cellular tower and vacant land.

SURROUNDING LAND USE AND ZONING:

North: O-3 and B-2 Office building
South: R-1 Single family housing
East: R-3 Single family housing
West: R-1 Single family housing

ASSOCIATED APPLICATIONS: Administrative Final Plat #01067

HISTORY:

- July 24, 2002** The Planning Commission denied Pre-Existing Special Permit #27A. The denial has been appealed to City Council and is currently on pending.
- May 13, 2002** Alltel submitted an application for an Administrative Amendment to Pre-existing Special Permit 27 to expand the parking lot. The proposed expansion would not encroach into any required yards. Due to opposition from the adjacent neighbors, the Planning Department informed Alltel that we could not process their application administratively.
- April 1, 2002** Alltel withdrew their request to the Board of Zoning Appeals.
- Feb. 21, 2002** Alltel submitted an application to Board of Zoning Appeals to allow parking in the required front yard. The Planning Department received four letters in opposition to the request.
- Oct. 10, 2001** Alltel submitted an application for an Administrative Final Plat on property at S. 27th St. and Old Cheney Rd. The plat has not been approved.
- Dec. 4, 1989** City Council approved Special Permit #1346 for authority to erect a radio communications monopole tower.
- March 13, 1972** Board of Zoning Appeals issued Resolution #124 to permit the construction of a telephone equipment building and parking lot for public utility purposes.

This area was zoned A-1 single family prior to the 1979 zoning update.

COMPREHENSIVE PLAN SPECIFICATIONS: The area is identified as Urban Residential in the 2025 Comprehensive Plan.

UTILITIES: Available

TRAFFIC ANALYSIS: Cindy Dr. and S. 25th St. are local streets.
S, 27th and Old Cheney are arterial streets.

PUBLIC SERVICE: City of Lincoln Police and Fire service.

AESTHETIC CONSIDERATIONS: Increased pavement in a residential district. Loss of green space.

ANALYSIS:

1. The request is to expand an existing parking lot from 10 stalls to 24 stalls.
2. The expansion of the existing parking lot will not encroach into any required yards. Even though the drive aisle is in the front yard, the parking stalls are outside of the front yard.
3. The parking lot will be screened with a concrete retaining wall and landscaping.
4. Public Works Department has no objections to the proposed parking lot.
5. This parking lot design is an improvement from the design submitted with Pre-Existing Special Permit 27A. The proposed design does not propose a drive onto Cindy Drive. The additional parking area is adjacent to S. 27th Street and will use the existing drive onto S. 27th Street.

CONDITIONS:

Site Specific:

1. Revise the site plan to show:
 - 1.1.1 Add a Landscape Schedule to the Landscape Plan showing all proposed trees and shrubs, including the planting size and method of planting.
 - 1.1.2 Identify and label the existing trees and/or shrubs on the Landscape Plan.
2. This approval permits a 24 stall parking lot.

General:

3. Before receiving building permits:

- 3.1 The permittee shall have submitted a revised and reproducible final plan including 5 copies.
- 3.2 The construction plans shall comply with the approved plans.

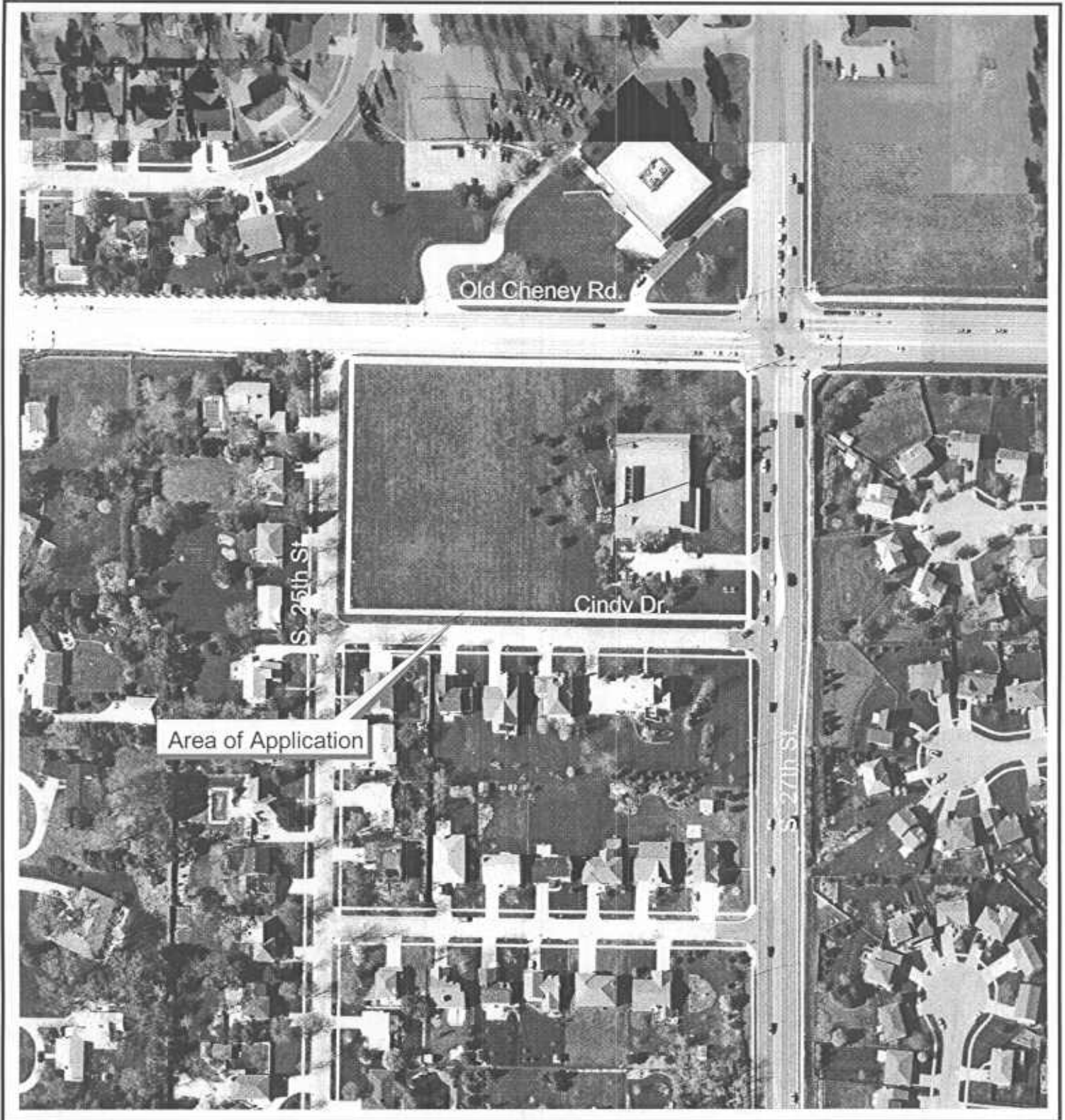
STANDARD CONDITIONS:

3. The following conditions are applicable to all requests:

- 3.1 All development and construction is to comply with the approved plans.
 - 3.2 All privately-owned improvements, including landscaping are to be permanently maintained by the owner.
 - 3.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
 - 3.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 3.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.
4. The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all resolutions approving previous permits remain in force unless specifically amended by this resolution.

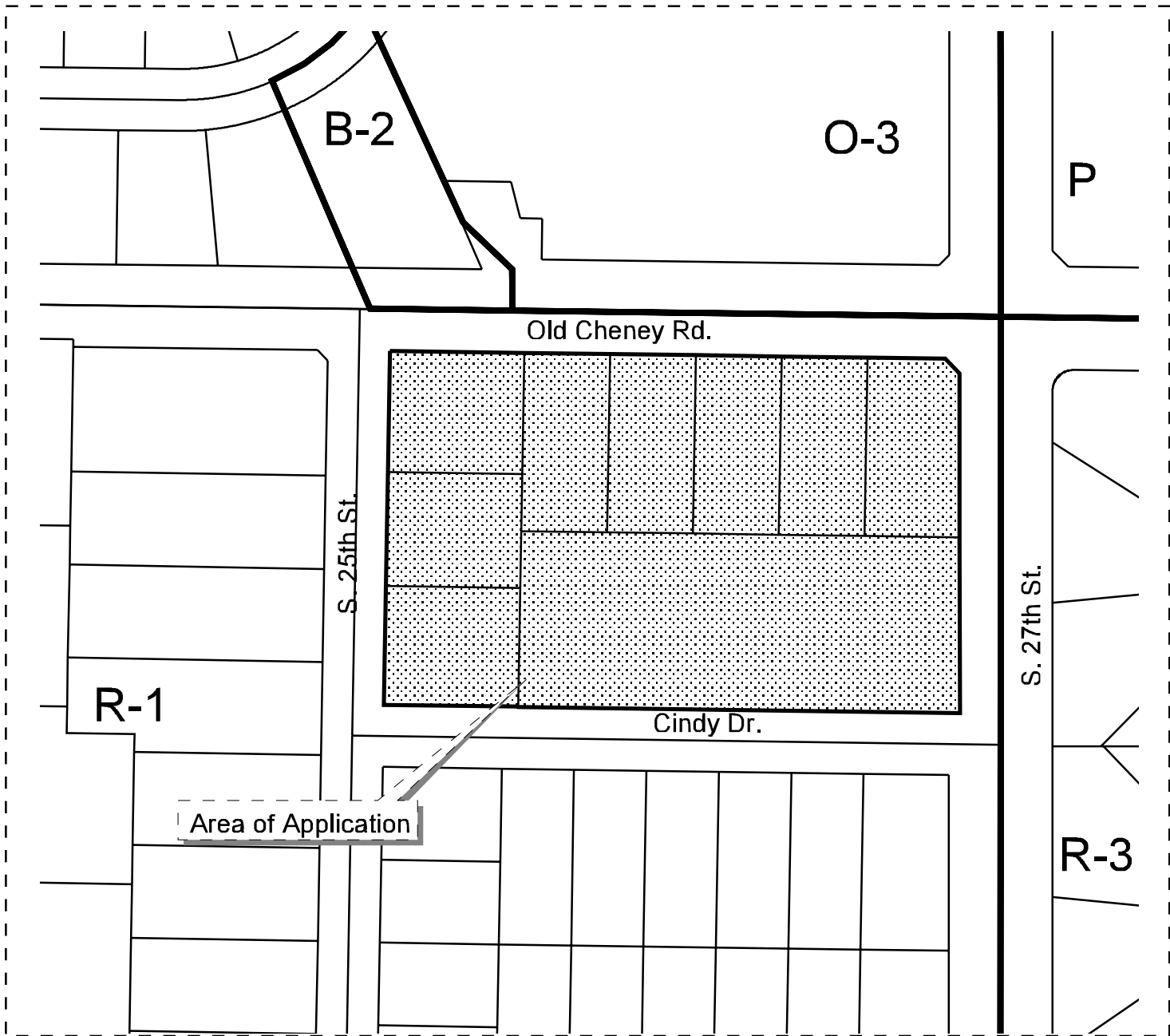
Prepared by

Tom Cajka
Planner



**Pre-existing Special Permit #27B
S. 27th & Old Cheney Rd.**



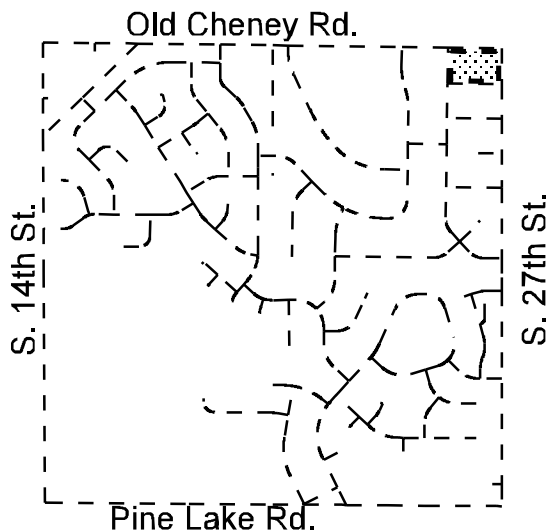
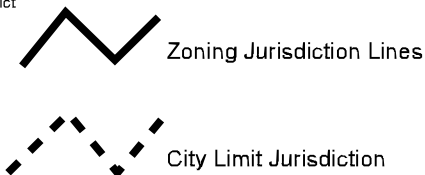


Pre-existing Special Permit #27B S. 27th & Old Cheney Rd.

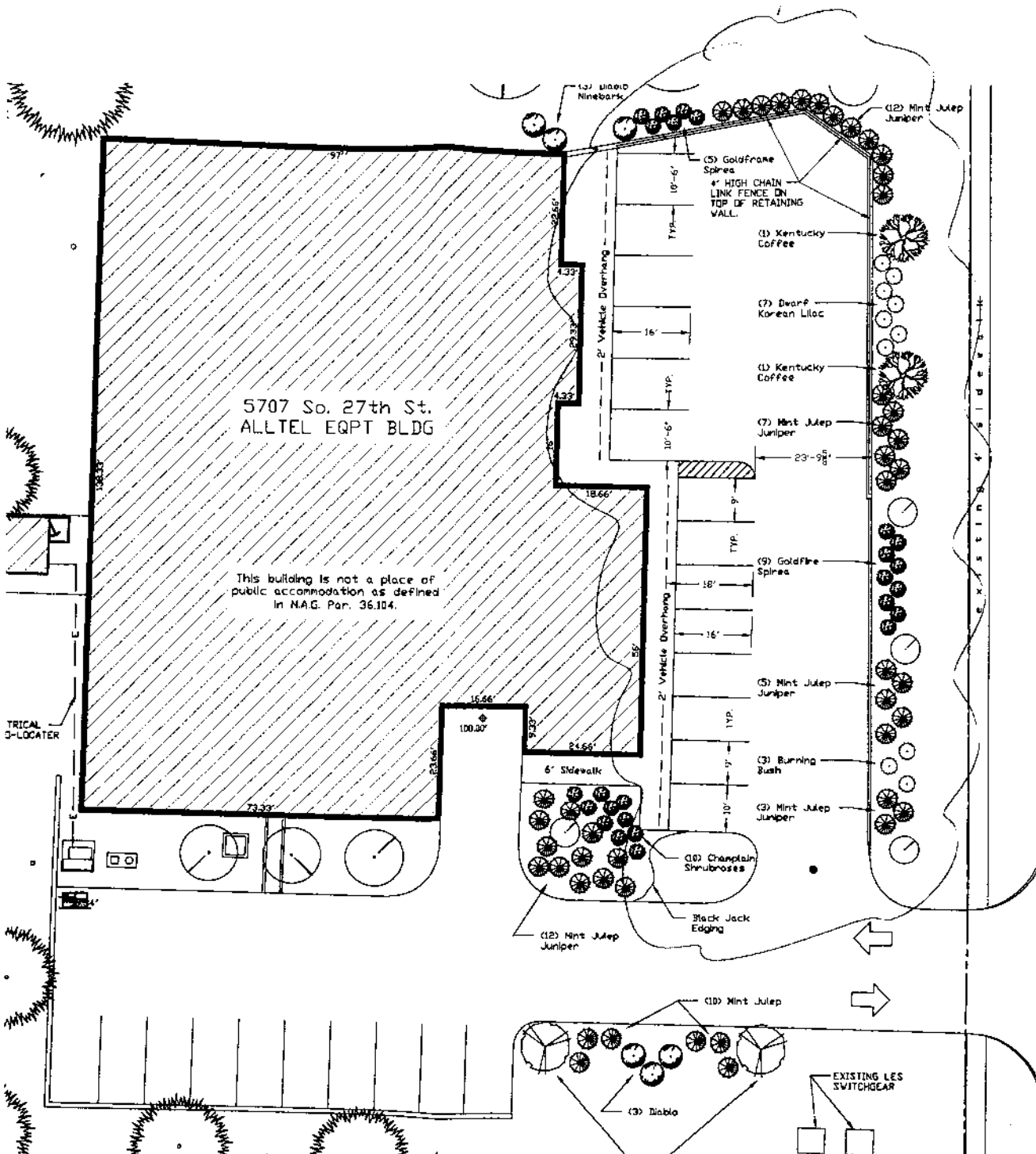
Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 13 T9N R6E



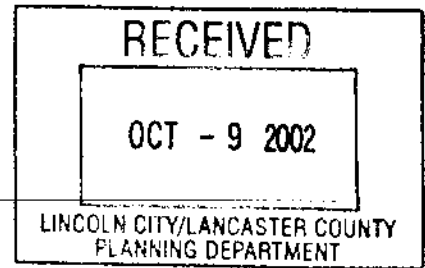
— Proposed Parking



SOUTH 27TH STREET

↑ N

M e m o r a n d u m



To: Abby Davis, Planning Dept.

From: ⁶⁸ Bruce Briney, Public Works and Utilities

Subject: Special Permit #27B, Alltell Equipment Building @ 5707 South 27th Street
Parking Lot Reconfiguration

Date: October 8, 2002

cc: Nicole Fleck-Tooze
Randy Hoskins

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the application for Pre-existing Special Permit #27B to change the parking lot configuration at 5707 South 27th Street and has no objection to the application.

Memo



To: Mike Dekalb, Planning Department

From: Mark Canney, Parks & Recreation

Date: October 8, 2002

Re: Alltel PESP# 27B

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have no comments.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.

City of Lincoln, Nebraska

IMPORTANT

All revisions to plans must include Building Permit # and Job Address.

Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.

A separate set of plans for review and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.

Plan Review Comments

Permit # **DRF02079**

Address

Job Description: **Development Review - Fire**

Location: **ALLTEL**

Special Permit: **Y 27B**

Preliminary Plat:

Use Permit:

CUP/PUD:

Requested By **ABIGAIL DAVIS**

Status of Review: **Approved**

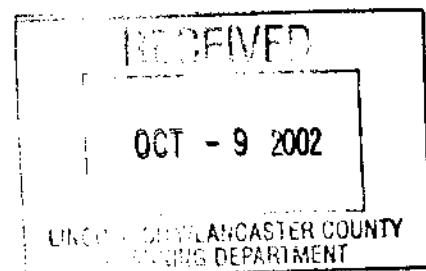
Reviewer: **FIRE PREVENTION/LIFE SAFETY CODE**

BOB FIEDLER

Comments:

Current Codes in Use Relating to Construction Development in the City of Lincoln:

- 1997 Uniform Building Code and Local Amendments
- 1994 Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
- 1989 Fair Housing Act As Amended Effective March 12, 1989
- 1979 Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
- 1992 Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
- 1999 National Electrical Code and Local Amendments
- 1997 Uniform Mechanical Code and Local Amendments
- 1994 Lincoln Gas Code
- 1994 NFPA 101 Life Safety Code
- 1997 Uniform Fire Code and Local Amendments
- Applicable NFPA National Fire Code Standards



1620 M Street
PO BOX 81309
Lincoln, NE 68501-1309

Kent Morgan
Interim Planning Director
555 South 10th Street
Lincoln, Nebraska 68508

October 2, 2002

Dear Mr. Morgan,

This letter will serve as official notice to request a change of Pre-existing Special Permit No. 27 to change the parking lot configuration located at 5707 South 27th Street legally described as Lots 1,2,3,4,5,6,7,8, and Lot 29 I.T., Block 1, Chez Ami Knolls, 3rd Addition, Lincoln, NE.

The change in parking lot configuration is for the purpose of expanding the parking lot due to increased company and employee vehicles reporting to this facility within the restrictions of Pre-existing Special Permit No. 27 and other subsequent special permits pertaining to this property.

This design differs from the previous design submitted to and denied by the Planning Commission on July 24th in that this design meets the recommendations of the neighbors as discussed with them in a neighborhood meeting on August 13, 2002.

If you have any questions or comments, please call me at 436-4191.

Sincerely,



J. R. Bartunek, P.E.
Facilities-Building Design Manager
ALLTEL

27Ocplanning06.DOC